



Notice of Public Review Period And Intent to Adopt a Mitigated Negative Declaration

NOTICE IS HEREBY GIVEN that pursuant to the California Environmental Quality Act (CEQA), the City of Torrance proposes to adopt a Mitigated Negative Declaration. A Mitigated Negative Declaration means that the project has been determined not to have a significant effect on the environment when certain mitigating measures are performed. The proposed Negative Declaration and Initial Study (reference number EAS15-00001) are available for PUBLIC REVIEW on the following matter:

MIXED USE SENIOR HOUSING PROJECT - EAS15-00001, ZON15-00003, CUP15-00014, DIV15-00006

PROJECT DESCRIPTION: The proposed project consists of developing an existing 72,745 square foot vacant parcel (APN 4088-002-021), formerly owned and used by the California Department of Transportation (CalTrans) for construction and equipment staging, with a mixed use residential/commercial building consisting of 62 senior condominiums and approximately 3,000 square feet of commercial area. The approximate 87,500 square foot building is proposed to be four-stories with a maximum height of 44-feet and resulting floor area ratio (FAR) of 1.1. The project also requests approval of a Zone Change from C-R (Restricted Commercial) to C-2 (General Commercial) to allow the proposed use and height and a Tentative Tract Map for condominium purposes.

DETERMINATION: Based on the Initial Study prepared for the project, the project would have a less than significant effect on the environment when mitigation measures are incorporated and no other significant impacts beyond the impacts previously identified and analyzed in the 2010 General Plan Environmental Impact Report (SCH #2008111046). The 2010 General Plan EIR is a program EIR and identifies the potential unavoidable significant adverse impacts from long-term development in the City. The City of Torrance proposes to adopt a Mitigated Negative Declaration.

PUBLIC COMMENTS: Public review of the Initial Study will commence on March 1, 2016 and will continue until 5:30 p.m. on March 30, 2016. Written comments on the Initial Study and on the proposed adoption of a Mitigated Negative Declaration will be accepted during the public review period and may be directed to Gregg D. Lodan, AICP, Planning Manager, Torrance Community Development Department, 3031 Torrance Boulevard, Torrance CA 90503 or Community_Development_Dept@TorranceCA.Gov.

COPIES FOR PUBLIC INSPECTION: The proposed Mitigated Negative Declaration and Initial Study and all documents referenced in the Initial Study are available for review at the Torrance City Clerk's Office and the Planning Counter of the City of Torrance Community Development Department during normal business hours. The Planning Counter is located at the One Stop Permit Center located at 3031 Torrance Boulevard, Torrance CA 90503. The proposed Mitigated Negative Declaration and Initial Study are also available for review at the City of Torrance Community Development Department Web-page (www.torranceca.gov/111.htm).

PUBLIC HEARING: The Torrance Planning Commission will consider the proposed adoption of the Mitigated Negative Declaration in conjunction with the consideration of the proposed project at public hearing in the near future. The Community Development Department will be sending a Notice of Public Hearing 10 days prior to the meetings. The Planning Commission will consider all written comments received during the public review period in making their determination.

If you challenge the above matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Community Development Department or the office of the City Clerk prior to the public hearing, and further, by the terms of Resolution No. 88-19, in addition to being subject to all other applicable statutes of limitations, you may be limited to ninety (90) days in which to commence such legal action pursuant to Section 1094.6 of the Code of Civil Procedure.

For further information, contact Oscar Martinez, Senior Planning Associate, of the Community Development Department at (310) 618-5990.

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Gregg D. Lodan, AICP
Secretary, Planning Commission